



FOR LEASE



EVERY SPACE IN THE BUILDING  
LEASING AT \$15.00/RSF FS  
SHORT OR LONG TERM LEASES

## THE CASCADE BUILDING

### Fully Re-imagined Creative Workspaces

316 - 5,909 SF | \$15.00/RSF FS

#### 520 SW 6th Ave, Portland, OR 97204

- Brand New Full Floor Turnkey Spaces
- Modern Creative Interior with Historic Exterior
- New Tenant Lounge, Workout Facility, and Common Conference Room
- Secured Valet Parking & Bike Parking with Fix-It Station Under Building

#### MCCOY DOERRIE, SIOR

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# PROPERTY SUMMARY



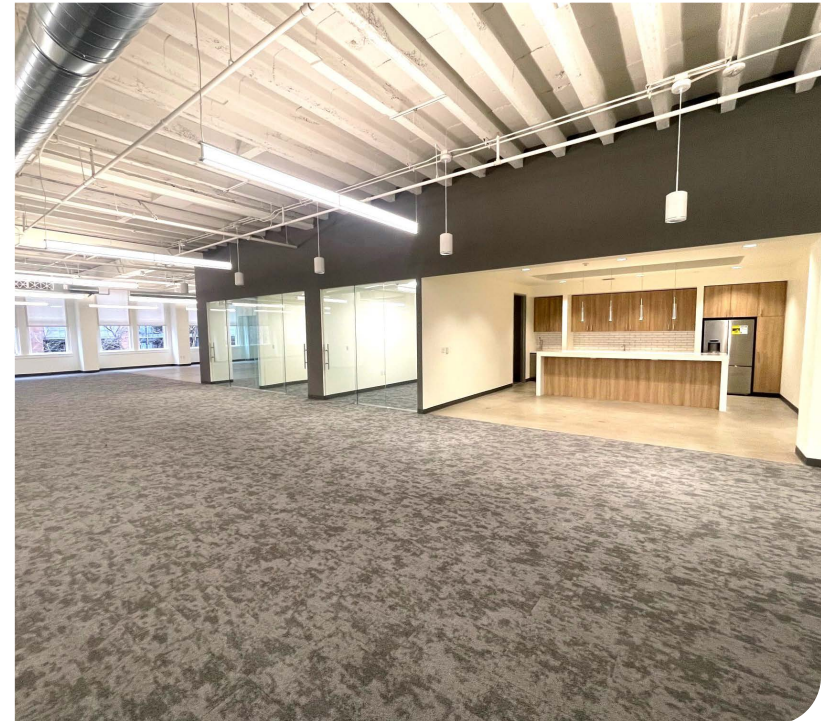
**FOR  
LEASE**



PROPERTY DETAILS	
Address	520 SW 6th Ave, Portland, OR 97204
Available Spaces	316 - 5,909 SF
Lease Rate	Every Space \$15.00/RSF FS
Use Type	Office
Availability	Now
Leases of 4+ years may qualify for the recently enacted Portland Business License Tax Rebate	

### Location Features

- Excellent location on SW 6th and Alder in the heart of Downtown Portland
- Across from The Nines Luxury Hotel and adjacent to Pioneer Courthouse Square, Wells Fargo Bank, and Nike Portland
- Other nearby tenants include Muji, Departure, St. Honoré
- One block from Tri-Met MAX and Bus Hub at Pioneer Square

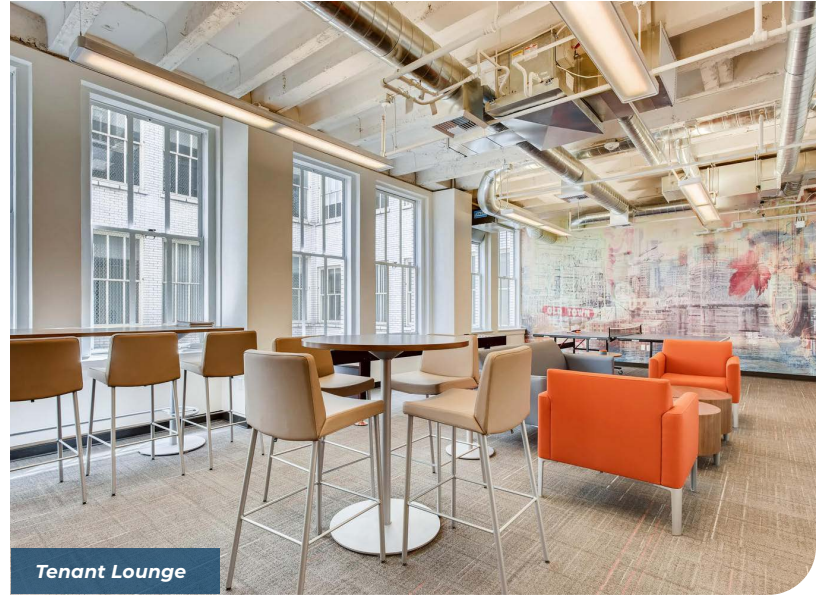




INTERIOR PHOTOS



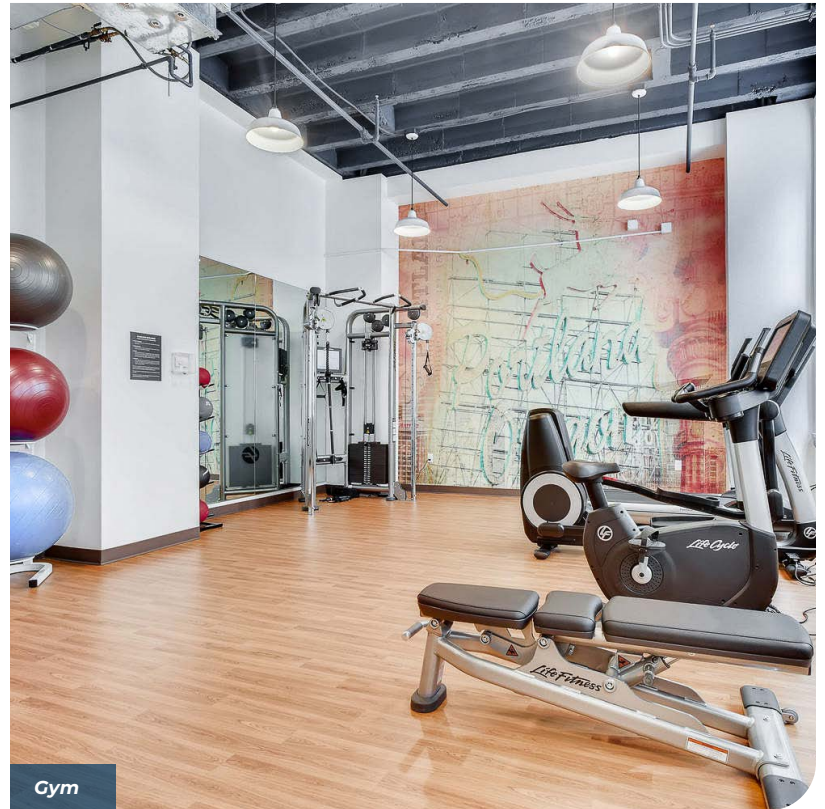
Conference Room



Tenant Lounge



Lobby



Gym



# NEIGHBORHOOD HIGHLIGHTS

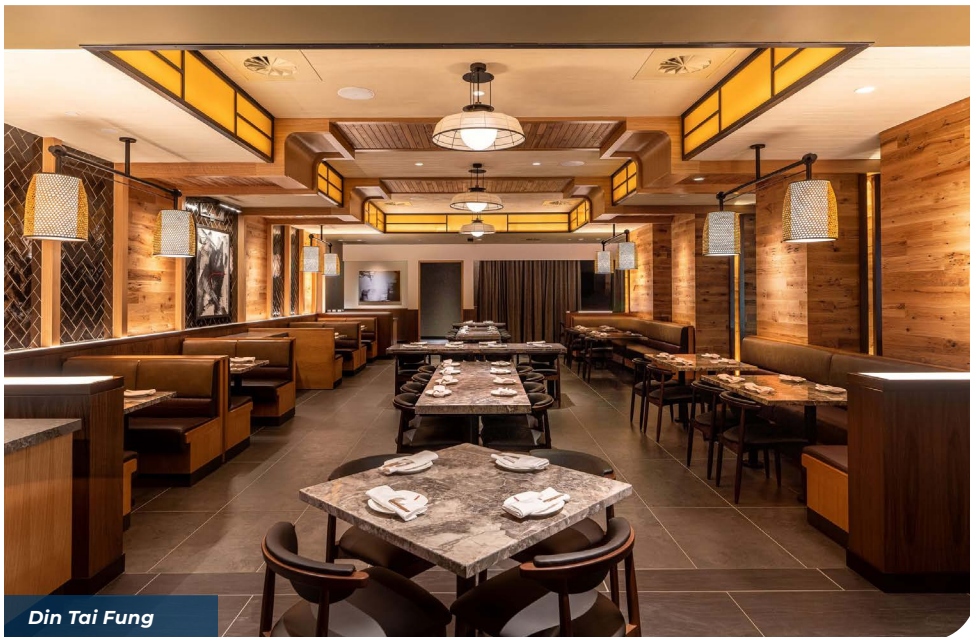


Pioneer Place Mall



Nike Portland

## DOWNTOWN PORTLAND



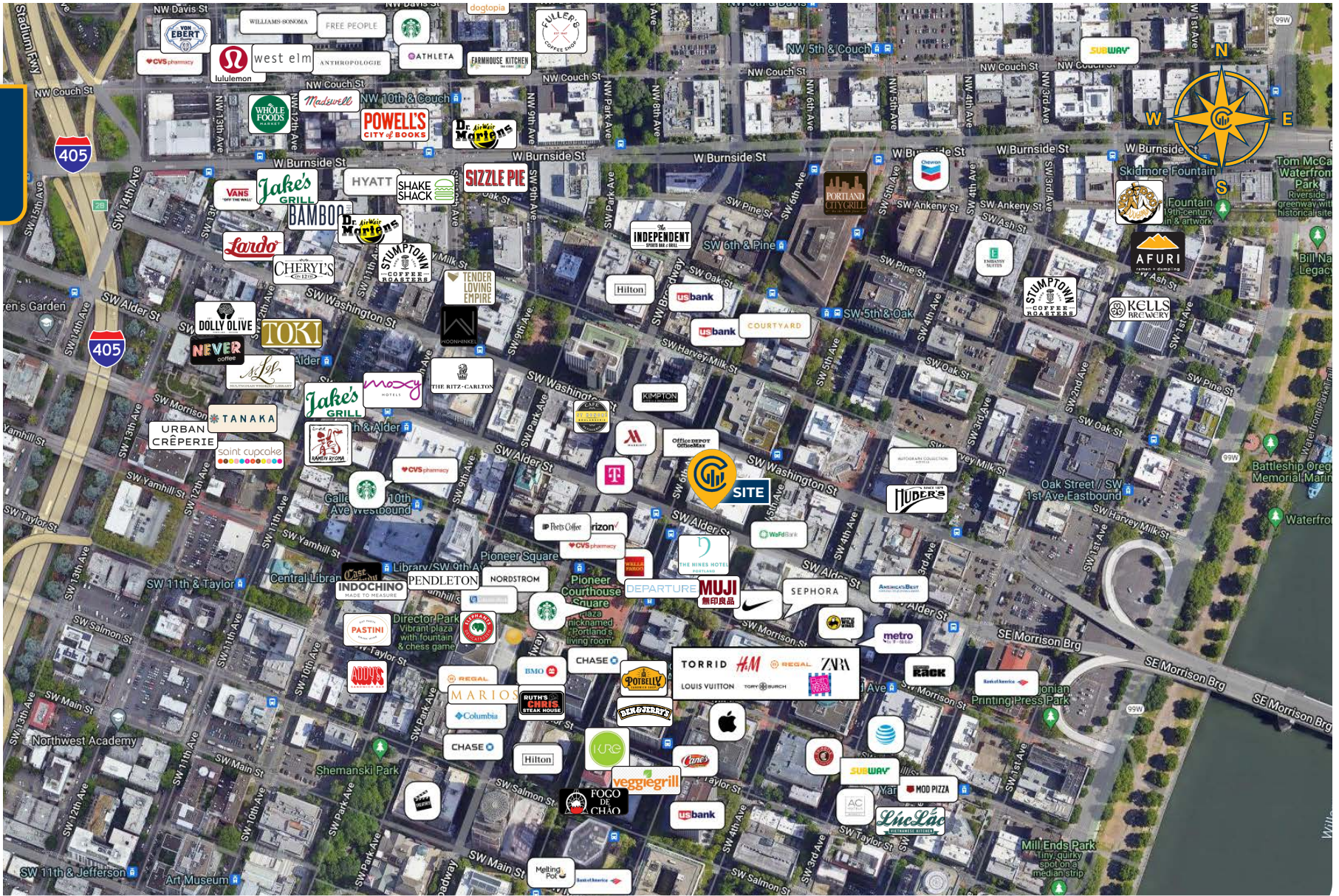
Din Tai Fung



Pioneer Courthouse Square



# LOCAL AERIAL MAP



Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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